

DESIGN, ACCESS & HERITAGE STATEMENT



Project: NatWest Gravesend – Separation Works

Address: Gravesend, 30 King Street, DA12 2XX

Date: 19/11/24

APPLICANT:

NatWest Group Plc
RBS Gogarburn
1st Business House C
PO Box 1000
Edinburgh EH12 1HQ

AGENT:

Lewis & Hickey Ltd
1 St Bernard's Row
Edinburgh
EH4 1HW
T. 0131 343 6222

DESCRIPTION OF WORKS:

Building separation works to reinstate Leased unit for return to Landlord.
Removal of existing internal ramp between two properties
Installation of new partition walls to separate 30 King Street into two separate properties
Decorations to walls and minor flooring works were required.

USE:

Existing: Combined Vacant Property
Proposed: Two Separate Vacant Properties

TENURE:

Mixed

LISTING:

Grade II – Only Corner Building for address 30 King Street, DA12 2XX
Not Listed – Only for adjacent building property

AMOUNT:

Minor works.

SCALE:

Not applicable.

LANDSCAPING / PHILOSOPHY:

Not applicable.

APPEARANCE:

The proposed partition walls will be installed to match the existing adjacent walls in appearance, and provide the required amount of fire protection between the properties.

ACCESS:

Vehicular and Transport Links: No works proposed.
Inclusive Access: No works proposed.

LISTED BUILDING STATEMENT:

- Summary:

Category:

Grade II

Local Authority:

Gravesham Borough Council

NGR:

TQ 64779 74140

Date Listed:

03-Jul-1975

Planning Authority:

Gravesham Borough Council

Coordinates:

564779, 174140

Listing:

1366592

County:

Kent

- DESCRIPTION

"1. 5277 KING STREET (South Side) No 30 TQ 6474 SE 1/114 II"

"2. Dated 1889. Built in Arts and Crafts Baroque. The architect was Alfred Williams. Corner building, 3 storeys and attics red brick with stone dressings. 2 pediments having Venetian windows with brick dressings separated by squat turrets having round windows. Balustrading. The King Street elevation has 2 4-light mullioned windows separated by carved shields. The ground floor has stone pilasters and round-headed windows surmounted by scrolled keystone and swag moulding. The doorcase is set in a projecting corner extension and has a stone urn above. Brackets. Stone pediment supported on Roman Ionic columns and pilasters. Date stone with the initials LCB. The Windmill Street elevation is similar but has 5 mullioned windows and 2 round-headed windows on the ground floor. To the right there is a matching extension of 2 storeys and 2 windows.." (portal.historicenvironment.scot, n.d.)

JUSTIFICATION FOR WORKS:

- The proposed works only affect the interior of the building. In effect of separating the buildings, it will technically enhance the original character of both the buildings as it is believed from the external appearance of the buildings and local maps that they were once separate, most likely prior to being listed.

HERITAGE ASSET STATEMENT:

- **Conservation Area:** King St / High St & Queen St

- **"The character of king street conservation area has suffered in places from the appearance of poorly designed shopfronts and advertisements, and the incremental loss of original architectural features. The effect could be reversed by the replacement and reinstatement of such features with those of an appropriate design and material. General improvements to the conservation area could include the complete replacement of buildings marked as negative on the townscape appraisal map, or the enhancement of other buildings which make either a negative or a natural contribution through careful repair..." (Yumpu.com, n.d.)**
- The conservation area has been understood and one of the most recurring points made in the document is that the Architectural Style and historical significance of the buildings are really important to the area, and as such it is worth noting that these proposals do not damage the character and appearance of the property, within the **'King St / High St & Queen St'** Conservation Area it is only isolating the two properties from one another. As a result, no negative impact towards the properties historical or architectural value will be affected.

INTERNAL PHOTOSGRAPHS:

Photo 1: Ground Floor Structural Opening where partition wall will be installed:



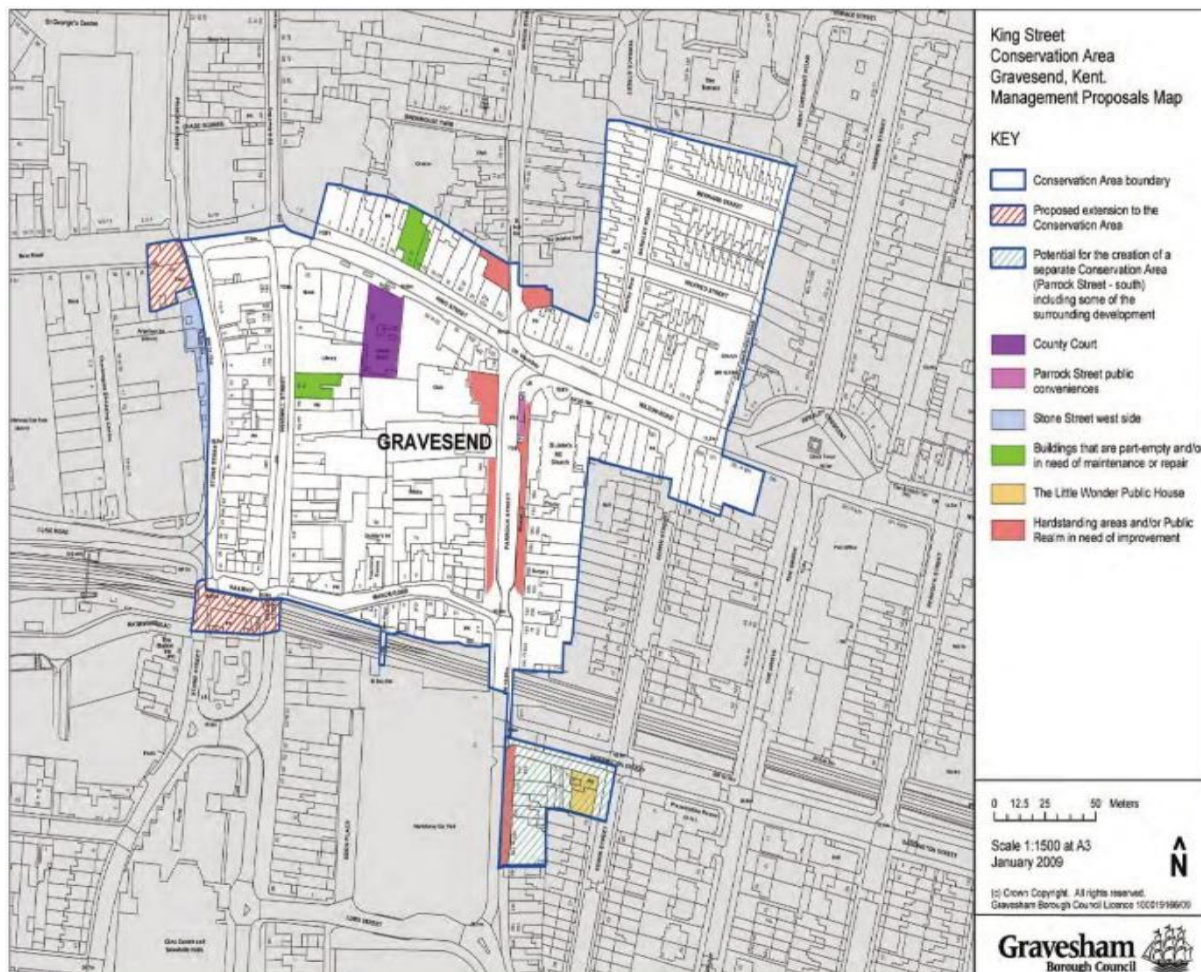
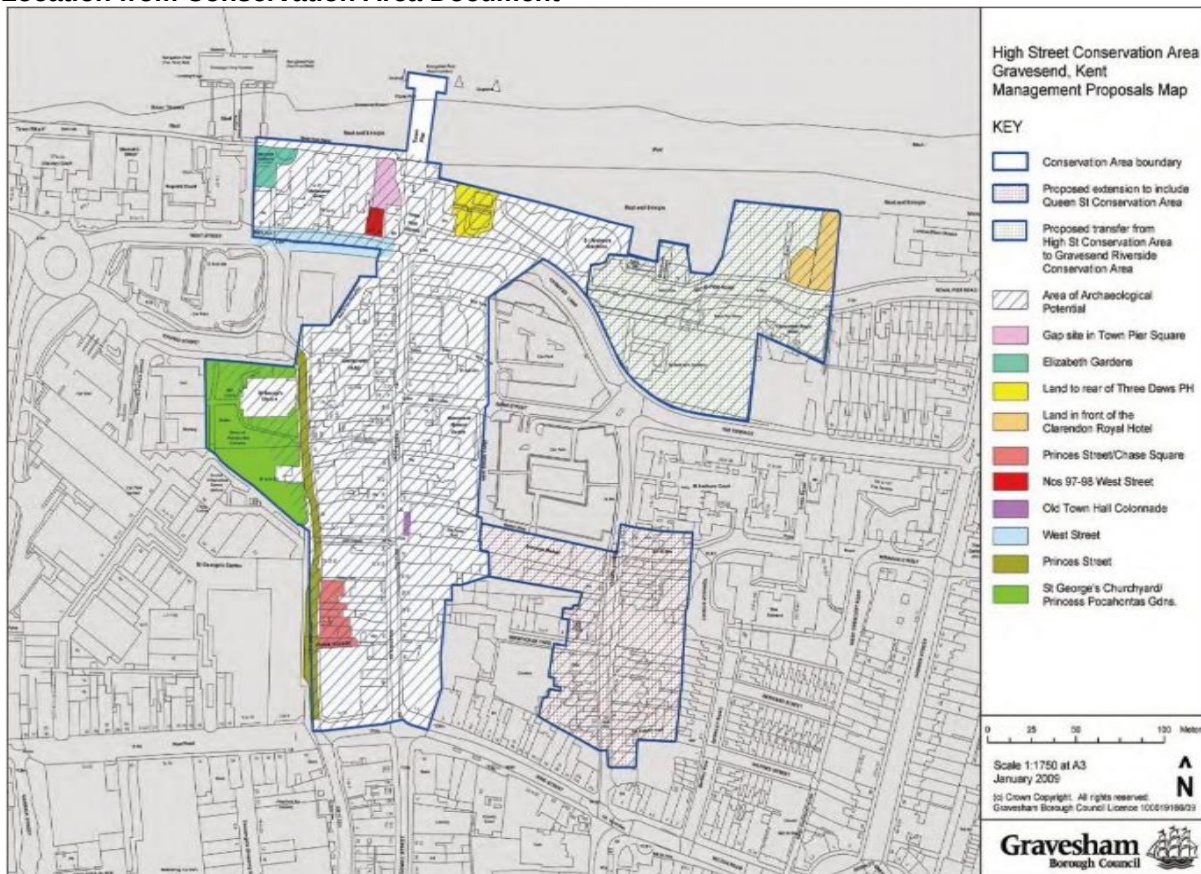
Photo 2: Ground Floor Structural Opening where partition wall will be installed:



Photo 3: Basement door where partition wall will be installed:



Location from Conservation Area Document



REFERENCING

- Yumpu.com (n.d.). Gravesend Town Centre Conservation Areas - Gravesham Borough ... [online] yumpu.com. Available at: <https://www.yumpu.com/en/document/read/35862849/gravesend-town-centre-conservation-areas-gravesham-borough-> [Accessed 6 Mar. 2023].
- Historicengland.org.uk. (2024). 30, KING STREET, Non Civil Parish - 1366592 | Historic England. [online] Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1366592> [Accessed 20 Nov. 2024].